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**Z-2486  
ALCOA, INC.  
GB to I3**

**STAFF REPORT  
March 19, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, who is also the property owner, represented by attorney Joseph Bumbleburg, is requesting rezoning of 32.886 acres from GB back to its original I3 zoning, in order to expand its existing facility located at 3131 Main Street in Lafayette, Fairfield 34 (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

Some form of industrial zoning has been associated with this site at least since Alcoa's construction in the late 1930s. In May 2003, petitioner requested rezoning of this same acreage south and east of the main plant buildings, from I3 to GB (Z-2126); this GB rezone was approved by Lafayette City Council.

For many years, industrial zoning lined both sides of US 52, our original industrial corridor on what was then the outskirts of Lafayette. Over the years, the community has seen a new industrial growth area develop farther east and south. Most recently around Alcoa, GB rezones have been approved on the northeast side of Main Street, the entire east side of Sagamore Parkway, and most of the south side of Teal Road. However, pockets of I3 remain on Concord Road and on S. 30<sup>th</sup> Street in addition to petitioner's landholdings.

**AREA LAND USE PATTERNS:**

Alcoa plans to expand the existing factory to the southeast. The part of the plant included in the area to be rezoned currently contains two metal warehouse buildings, portions of the internal rail line, a Duke electric substation, the main electrical feed to the plant, the sewer line and easement carrying treated effluent to its discharge point, and assorted internal vehicular drives. Adjacent to the north and west are the active manufacturing facilities and support buildings.

Off the Alcoa property, the full gamut of commercial uses lines the south side of Teal Road and the east side of Sagamore Parkway. Three commercial properties at the northwest corner of Sagamore and Teal lie between this site and Sagamore Parkway. The common lot line between these three properties and Alcoa is the former centerline of Concord Road where it once extended north of Teal. Although no longer a public road, it provides access to the rear of the three commercial lots that front Sagamore Parkway.

**TRAFFIC AND TRANSPORTATION:**

It is not known if petitioner's expansion plans include new entrances on the south or east sides of the plant. Any new driveways from either Teal Road or US 52 would currently require the approval of INDOT. Pending approval of a new agreement, Sagamore Parkway along Alcoa's frontage will eventually no longer be a US highway, and a new driveway there would require the approval of the Lafayette City Engineer's Office. Any additional required parking would be calculated by the engineer's office based on the square footage of the proposed addition.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Alcoa treats its own sanitary sewer, discharging clean effluent to the storm water outlet near the center of this site's frontage on Teal Road. City water serves the site. Drainage for the proposed plant expansion would have to be approved by the City Engineer's Office prior to the issuance of the Improvement Location Permit (ILP).

**STAFF COMMENTS:**

In 2003 when petitioner requested the previous rezone to General Business, Alcoa personnel considered this land to be unnecessary for future plant operations and they proposed dividing the land for one or more big box stores with additional lots for smaller commercial uses. Nine years later, petitioner's plans have changed; these 33 acres are no longer considered redundant, but necessary for the expansion of the Lafayette Operations and ensuring the plant's long-term future.

Staff believes it is vital to the community well-being to help ensure Alcoa's presence here as a significant employer and economic player. Rezoning this acreage back to its original industrial zoning will help keep this major employer strong and allow it to grow to meet future needs without making relocation necessary.

**STAFF RECOMMENDATION:**

Approval